

Unit 1 Heart of Wales Business Park, LLANDRINDOD WELLS LD1 5AB

MODERN LIGHT INDUSTRIAL detached unit on popular business park available **TO LET**

Comprising approximately **5,856 sq ft (544 sq m)** plus first floor storage 961 sq ft (89.3 sq m)

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LOCATION

Llandrindod Wells is well located for serving the mid-Wales region and is home to many public sector organisations including County Hall where Powys County Council have their main offices.

Heart of Wales Business Park is a modern, landscaped industrial development located immediately to the north of Llandrindod Wells town centre with access directly off the A483. Other occupiers include Mintons Good Foods and Wales Ambulance Services Trust.

DESCRIPTION

The property comprises a detached industrial unit of traditional steel frame construction with facing brick elevations and part glazed facade.

The unit was constructed about 20 years ago and provides a modern environment with a reception area to the front, toilet facilities (including disabled access), offices on the ground floor with suspended ceiling, dado trunking and electric heating.

The main industrial space is clear with a minimum internal eaves height of approximately 4.85 metres rising to 7.65 metres maximum clear height. There is an electrically operated up and over door (4.1m high, 3.9m width) providing vehicular and loading access to the concrete rear yard.

Externally, there is parking and yard area to the rear.

SERVICES

Three phase mains electricity, gas, water and mains drainage are connected. Heating is provided by a gas fired hot air blowers and wall mounted electric heaters.

FLOOR AREAS

The property has an approximate gross internal floor area of approximately **5,856 sq ft (544 sq m)** - see Floor Plan for layout.

In addition there is a first floor storage area with concrete floor over the offices of 961 sq ft (89.3 sq m) accessed by a metal stairs.

BUSINESS RATES

The property has a Rateable Value of £22,750 in the 2026 Rating List. Prospective tenants should verify rates payable with the local billing authority.

TERMS

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years at a rental of **£35,150 per annum exclusive**. There will be an estate service charge and contribution to building insurance.

VAT will be payable on the rent and service charge.

EPC

Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Viewing arranged strictly by appointment with sole agents:

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A Welsh version of this brochure is available on request Mae fersiwn Cymraeg o'r llyfryn hwn gael ar gais

The Code for Leasing Business Premises in England and Wales 2020

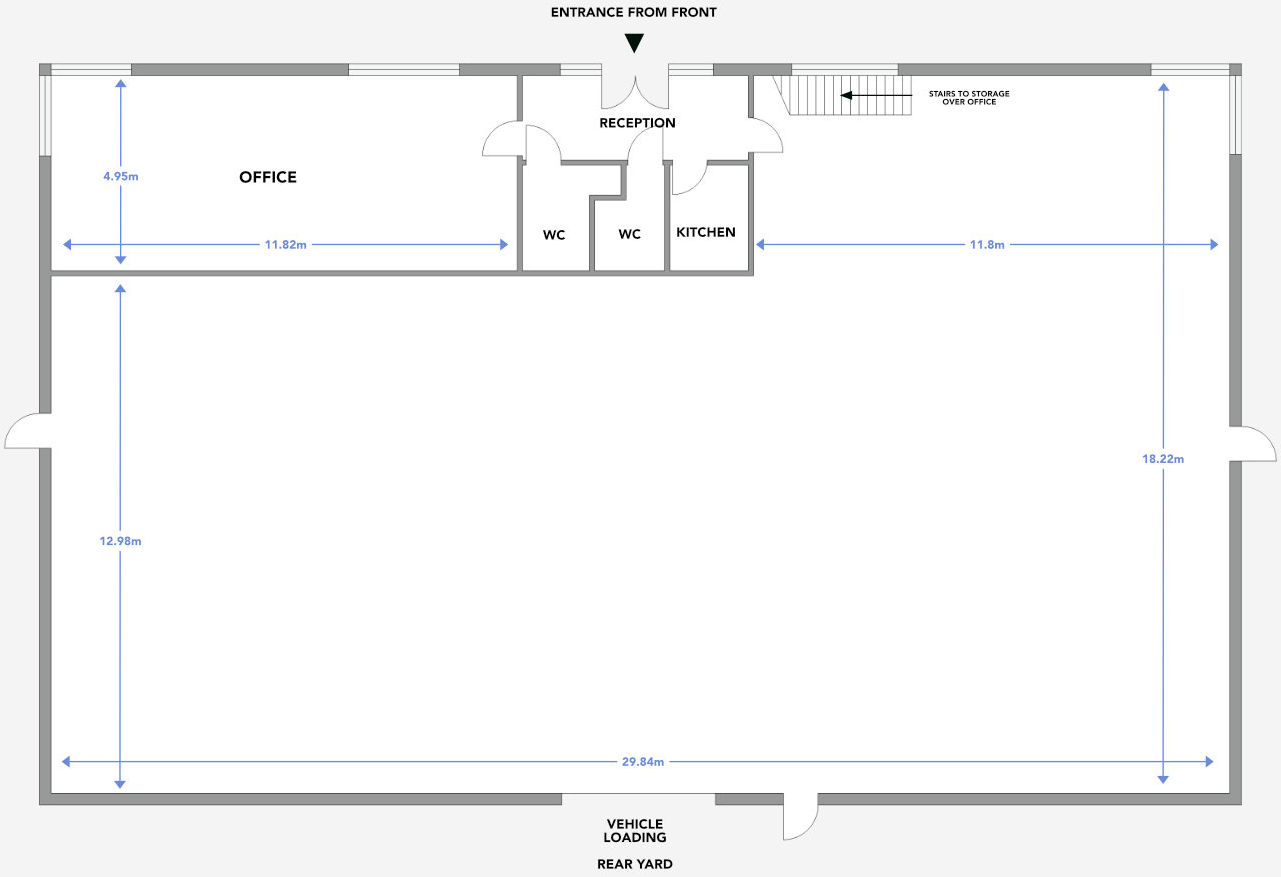
You should be aware that the Code recommends you seek professional advice before agreeing to sign a business tenancy agreement.







FLOOR PLAN



PLANS FOR ILLUSTRATION PURPOSES ONLY AND APPROXIMATE DIMENSIONS QUOTED









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